

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3B (208.3) to permit a side setback of six feet (6') instead of the required ten feet (10') and a sum of sixteen feet (16') instead of the required twenty-five feet (25').

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. To build a proposed addition to the existing house in the area where the garage would normally be located.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) James W. Houck Jr.  
Signature: Barbara H. Houck  
Address: 1205 Oak Croft Dr. 21093  
City and State: Lutherville, Md.  
Phone No.: 296-6021  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Same as above  
Attorney's Telephone No.:  
Address: 12th day

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of July, 1981, at 9:45 o'clock A.M.

Norman E. Gerber  
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

July 15, 1981

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Road Commission

Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. James W. Houck, Jr.  
1205 Oak Croft Drive  
Lutherville, Maryland 21093

RE: Item No. 216  
Petitioner - James W. Houck, Jr., et al  
Variance Petition

Dear Mr. & Mrs. Houck:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

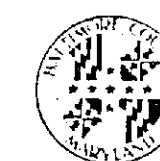
Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bac

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
DIRECTOR

June 23, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #216 (1980-1981)  
Property Owner: James W. & Barbara H. Houck, Jr.  
E/S Oak Croft Dr. 186.61' N. of Charmuth Rd.  
Acres: 80.00/82.68 x 186.77/182.33  
District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 216 (1980-1981).

Very truly yours,

Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

R-SW Key Sheet  
44 NE 3 Pos. Sheet  
NE 11 A Topo  
61 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning Date: June 15, 1981  
FROM: Jan J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has specific comments regarding same:

Item #204 - Michael B. and Mary Lynn Phillips

Item #205 - Randall M. Hall

Item #206 - John & Margaret Jensen

Item #211 - Orville I. & Norma E. Wilson

Item #214 - John E. & Alice M. Parks

Item #215 - Fairgrounds Business Center Company

Item #216 - James W. & Barbara H. Houck, Jr.

Item #220 - Richard P. & Sally A. Rakowski

Item #221 - Armond J. & Helen M. Gold

Item #223 - Nottingham Village, Inc.

Item #224 - Reuben & Sara Rice

Item #225 - Peggy W. Downes

Item #228 - Geffery G. Auffarth, et al

Item #229 - Maxine R. Hopkins

Item #235 - Robert V. & Dessie M. Selby

Item #237 - Evelyn G. Snedegar

Item #238 - Earl S. & Charlene B. Oxley

Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-4340

Paul H. Gerber

June 1, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: James W. & Barbara H. Houck, Jr.

Location: E/S Oak Croft Drive 186.61' N. of Charmuth Road

Item No.: 216

Zoning Agenda: Meeting of May 12, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(1) Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

(2) A second means of vehicle access is required for the site.

(3) The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

(4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(5) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

(6) Site plans are approved, as drawn.

(7) The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: May 15, 1981  
FROM: Charles E. (Ted) Burnham  
SUBJECT: Zoning Advisory Committee Meeting of May 12, 1981

ITEM NO. 211 See Comments  
ITEM NO. 212 See Comments  
ITEM NO. 213 No Comments  
ITEM NO. 214 Standard Comments  
ITEM NO. 215 See Comments  
ITEM NO. 216 Standard Comments  
ITEM NO. 217 Standard Comments

Charles E. (Ted) Burnham  
Plans Review Chief

CEB:rrj

ORDER RECEIVED FOR FILING

DATE August 3, 1981



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #216, Zoning Advisory Committee Meeting, May 12, 1981, are as follows:

Property Owner: James W and Barbra H. Houck, Jr.  
Location: E/S Oak Croft Drive 186.61' N. of Charmuth Road  
Acres: 80.00/82.68 X 186.77/182.33  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
Planner III  
Current Planning and Development

ORDER RECEIVED FOR FILING  
DATE August 9, 1981  
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of August, 1981, that the herein Petition for Variance(s) to permit a side yard setback of six feet in lieu of the required ten feet and a sum of the side yard setbacks of sixteen feet in lieu of the required twenty-five feet, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]  
Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent  
Towson, Maryland - 21204

Date: May 8, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: May 12, 1981

RE: Item No: 211, 212, 213, 214, 215, 216, 217  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
[Signature]  
Mr. Nick Petrovich, Assistant  
Department of Planning

WSP/bp

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond  
Zoning Commissioner  
FROM: Michael S. Flanagan, Engineer Associate II  
SUBJECT: ZAC MEETING OF May 12, 1981  
Date: July 28, 1981

The Department of Traffic Engineering has no comments for items 211, 212, 213, 214, 215, 216 and 217 pertaining to Zoning Advisory Committee Meeting of May 12, 1981.

[Signature]  
Michael S. Flanagan  
Engineer Associate II

MSF/jem

Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 82-219  
Building Permit Application  
No. 4239128  
9th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

[Signature]  
Barbara H. Houck

RE: PETITION FOR VARIANCE  
E/S of Oak Croft Dr., 186'  
N of Charmuth Rd., 9th District  
JAMES W. HOUCK, JR., et ux, : Case No. 82-21-A  
Petitioners

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

[Signature]  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 26th day of June, 1981, a copy of the foregoing Order was mailed to [Signature] and Mrs. James W. Houck, 1205 Oak Croft Drive, Lutherville, Maryland 21093, Petitioners.

[Signature]  
John W. Hession, III

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 82-21-A Item 216  
Date: July 2, 1981

Petition for Variance  
East side of Oak Croft Drive, 186 ft. North of Charmuth Road  
Petitioner- James W. Houck, Jr., et ux

Ninth District

HEARING: Tuesday, July 21, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

## PETITION FOR VARIANCE

### 9th DISTRICT

ZONING: Petition for Variance  
LOCATION: East side of Oak Croft Drive, 186 ft. North of Charmuth Road  
DATE & TIME: Tuesday, July 21, 1981 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, willhold a Public Hearing:

Petition for Variances to permit a side setback of 6 feet instead of the required 10 feet, and a sum of 16 feet instead of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (208.3) - Minimum side yard setback and sum of side yard setbacks in D.R. 3.5 (R-10) Zone.

All that parcel of land in the Ninth District of Baltimore County.

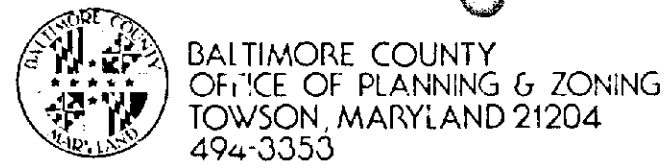
Beginning at a point on the East side of Oak Croft Drive 186.61' North of Charmuth Road and known as lot 18 Block "B" Section I of Dulaney Manor and recorded among the land records of Baltimore County in Plat Book 22 Folio 85.

Also known as 1205 Oak Croft Drive.

Being the property of James W. Houck, Jr., et ux, as shown on the plat plan filed with the Zoning Department  
Hearing Date: Tuesday, July 21, 1981 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY





WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Mr. and Mrs. James W. Houck, Jr.  
1205 Oak Croft Drive  
Lutherville, Maryland 21093

RE: Petition for Variance  
E/S Oak Croft Drive, 186' N of Charmuth Rd.  
Case #82-21-A

Dear Mr. and Mrs. Houck:

This is to advise you that \$47.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND

WEH:kfr

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 097697

DATE: 7/21/81 ACCOUNT: 01-662

AMOUNT: \$47.63

RECEIVED FROM: James W. Houck, Jr.  
FOR: Posting & Advertising of Case #82-21-A

16034412

476344

VALIDATION OR SIGNATURE OF CASHIER

Mr. and Mrs. James W. Houck, Jr.  
1205 Oak Croft Drive  
Lutherville, Maryland 21093

June 24, 1981

### NOTICE OF HEARING

RE: Petition for Variance  
East side of Oak Croft Drive, 186' North of  
Charmuth Road  
Case No. 82-21-A

TIME: 9:45 A.M.

DATE: Tuesday, July 21, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/kfr

ZONING COMMISSIONER OF  
BALTIMORE COUNTY

Mr. & Mrs. James W. Houck, Jr.  
1205 Oak Croft Drive  
Lutherville, Md. 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th day of May, 1981.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner James W. Houck, Jr., et ux

Petitioner's Attorney

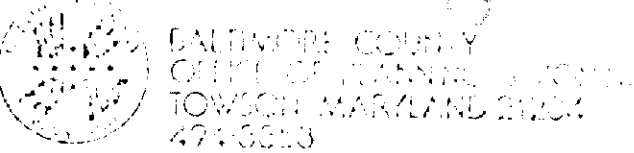
Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W. Houck</i>			Revised Plans: Change in outline or description		Yes					
Previous case:			Map # 30		No					

Item #

82-21-A



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 3, 1981

Mr. & Mrs. James W. Houck, Jr.  
1205 Oak Croft Drive  
Lutherville, Maryland 21093

RE: Petition for Variance  
E/S of Oak Croft Drive, 186' N of  
Charmuth Road - 9th Election  
District  
James W. Houck, Jr., et ux -  
Petitioners  
NO. 82-21-A (Item No. 216)

Dear Mr. & Mrs. Houck:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 9 day of May, 1981.

Filing Fee \$ 27.50 Received: ☒ Check

☐ Cash

☐ Other

Item # 216

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 098950

DATE: 6/22/81 ACCOUNT: C1-662

AMOUNT: \$25.00

RECEIVED FROM: James W. Houck, Jr.  
FOR: Filing Fee for Case #82-21-A

E. Hammond, Zoning Commissioner

Reviewed by: *W. Houck*

the Petition for assignment of a

VALIDATION OR SIGNATURE OF CASHIER

### CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on

1 time before the 21st day of July, 1981, the first publication appearing on the 2nd day of July, 1981.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$ 19.50

### CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on

1 time before the 21st day of July, 1981, the first publication appearing on the 2nd day of July, 1981.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$ 19.50

### PETITION FOR VARIANCE

1st DISTRICT

ZONING: Petition for Variance

LOCATION: East side of Oak Croft Drive, 186' North of Charmuth Road

DATE & TIME: Tuesday, July 21, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to permit a side setback of 6 feet instead of the required 10 feet, and a sum of 16 feet instead of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3B (208.3) - Minimum side yard setback and sum of side yard setbacks in D.R.2.5 (R-10) Zone

All that parcel of land in the Ninth District of Baltimore County, beginning at a point on the East side of Oak Croft Drive, 186' North of Charmuth Road, and known as Lot 18 Block "B" Section 1 of Dulany Manor and recorded among the land records of Baltimore County in Plat Book 22 Folio 85

Also known as 1205 Oak Croft Drive

Being the property of James W. Houck, Jr., et ux, as shown on the plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 21, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

July 2, 1981

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 7/6/81

Posted for: *Petition for Variance*

Petitioner: *James W. Houck, Jr.*

Location of property: *E/S Oak Croft Drive, 186' N of Charmuth Rd.*

Location of Signs: *front of property (186.5 Oak Croft)*

Remarks: *1 sign*

Posted by: *Alan Adams* Date of return: *7/14/81*

### PETITION FOR VARIANCE

1st DISTRICT

ZONING: Petition for Variance

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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

July 2, 1981

### Petition for Variance

1st District

ZONING: Petition for Variance

LOCATION: East side of Oak Croft Drive, 186' North of Charmuth Road

DATE & TIME: Tuesday, July 21, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Hearing Date: Tuesday, July 21, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

July 2, 1981

### The Essex Times

Essex, Md., July 3, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the day of July, 1981.

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